

CITY PLAN COMMISSION**THURSDAY, MAY 22, 2025****FILE NUMBER:** S245-154**SENIOR PLANNER:** Hema Sharma**LOCATION:** Metropolitan Avenue, northeast of Botham Jean Boulevard**DATE FILED:** April 23, 2025**ZONING:** PD 595 (MF-2(A))**PD LINK:** <https://dallascityhall.com/departments/city-attorney/Articles/PDF/Article%20595.pdf>**CITY COUNCIL DISTRICT:** 7**SIZE OF REQUEST:** 0.344-acres**APPLICANT/OWNER:** Bruce Kaminski, Kaminski Custom Builders LLC

REQUEST: An application to replat a 0.344-acre tract of land containing all of Lots 15 and 16 in City Block A/1207 to create one lot on property located on Metropolitan Avenue, northeast of Botham Jean Boulevard.

SUBDIVISION HISTORY: There has been no recent platting activity within close proximity to this request.

1. S223-175 was a request west of the present request to replat a 1.023-acre tract of land containing part of lots 2 through 4 in City Block 11 to create one lot on property located on Greenview Avenue at Fair Oak Avenue, southeast corner. The request is scheduled for City Plan Commission hearing on July 6, 2023.
2. S223-140 was a request northwest of the present request to replat a 1.023-acre tract of land containing part of lots 2, 3, and 4 in City Block 11/5202 to create one lot on property located on Greenville Avenue at Fair Oaks Avenue, southeast corner. The request was withdrawn on May 12, 2023.
3. S223-136 was a request at the same location as present request to replat a 15.840-acre tract of land containing all of Lots 3A and 2B in City Block 12/5203 to create 3 lots ranging in size from 0.840-acre to 12.690-acre on property located on Park Lane, east of Twin Hill Avenue. The request was withdrawn on May 12, 2023.
4. S189-017 was a request northeast of the present request to create one 4.358-acre lot containing all of Lots 23, 24, and 27A in City Block 5/5197 on property located on Ridgcrest Road, north of Park Lane. The request was approved on November 15, 2018 and recorded on October 18, 2019.

STAFF RECOMMENDATION: The request complies with the requirements of the PD 595 (MF-2(A)); therefore, staff recommends approval of the request subject to compliance with the following conditions:

General Conditions:

1. The final plat must conform to all requirements of the Dallas Development Code, Texas Local Government Code, Texas Land Surveying Practices Act and the General Rules and Regulations of the Texas Board of Land Surveying.

2. Department of Development Services, Engineering Division must verify that the plat conforms with the water, wastewater, and easement requirements under the provisions of Chapter 49 of the Dallas City Code.
3. Compliance with all plans, contracts, ordinances, and requirements of the City of Dallas. *Section 51A-8.102(a), (b), (c), and (d)*
4. The number and location of fire hydrants must comply with the Dallas Fire Code.
5. Any new or existing structure may not extend across new property lines. *Section 51A-8.503(e)*
6. On the final plat, all easement abandonments, and ROW abandonments must be by separate instrument with the recording information shown on the face of the plat. A release from the Real Estate Division is required prior to the plat being submitted to the Chairman for signature.
7. On the final plat, include two boundary corners tagged with these coordinates: "Texas State Plane Coordinate System, North Central Zone, North American Datum of 1983 on Grid Coordinate values, No Scale and no Projection."
8. On the final plat, monument all set corners per the Monumentation Ordinance. Prior to submittal of the final plat for the Chairman's signature. The monuments must be verified by the Chief City Surveyors Office in the Public Works Department. *Section 51A-8.617*
9. Provide ALL supporting documentation (i.e. deeds, plats, ordinances, easements...etc) with a completed Final Plat Checklist to the Survey Plat Review Group (**SPRG**) with the Final Plat Submittal **after** City Plan Commission Approval.
10. Prior to the final plat, submit a tree survey to the Arborist. A release from the arborist is required prior to an early release request or the recordation of the plat, whichever occurs first.
11. The number of lots permitted by this plat is one.

Paving & Drainage Conditions:

12. Submit a full set of Civil Engineering Plans (drainage, paving, street signage/markings/lighting) prepared per City Standards by a licensed (TX) Professional Engineer to Engineering Division in Room 200, Oak Cliff Municipal Center (i.e. 311T/DP). Additions and alterations to the public infrastructure require approval and may require private development contracts with bonds. 51A-8.102 (c); 8.601(b)(4),(5),(6),(7),(8),(9)
13. Detention may be required if the capacity of available outfall is not adequate to carry the developed runoff. Section 51A-8.611(c).
14. Place a note on the final plat stating "Lot-to-Lot drainage will not be allowed without proper City of Dallas Engineering Division approval" 51A 8.611(e)

Right-of way Requirements Conditions:

15. On the final plat, dedicate 28 feet of right-of-way (via fee simple or street easement) from the established centerline of Metropolitan Avenue. *Sections 51A-8.602(c), 51A-8.604(c) and 51A-8.611(c).*
16. On the final plat, dedicate a 15-foot by 15-foot Alley Sight Easement at the intersection of Metropolitan Avenue & the alley. *Section 51A-8.602(e)*

Survey (SPRG) Conditions:

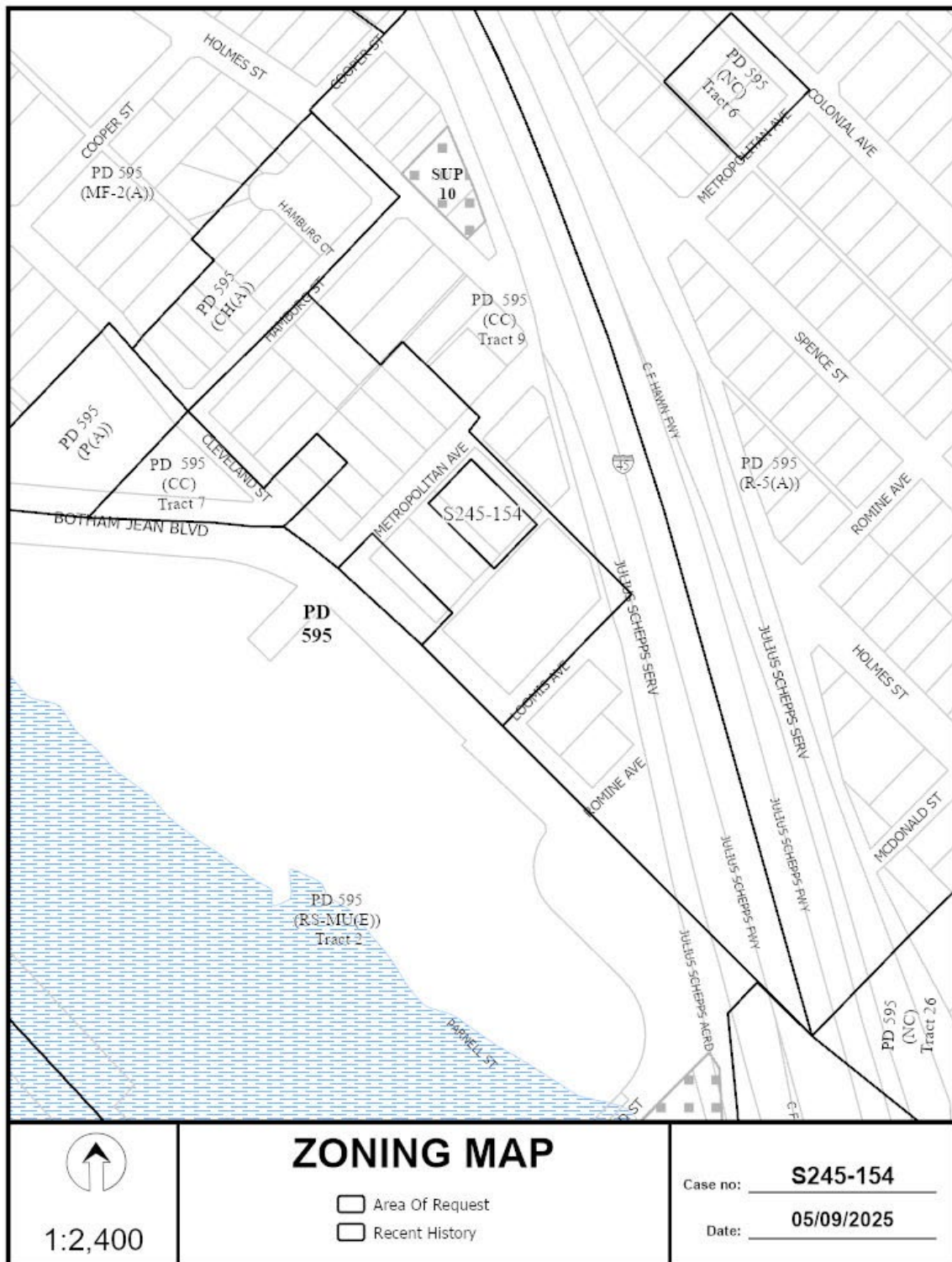
17. Prior to final plat, submit a completed final plat checklist and all supporting documents.
18. On the final plat, chose a new or different plat name.

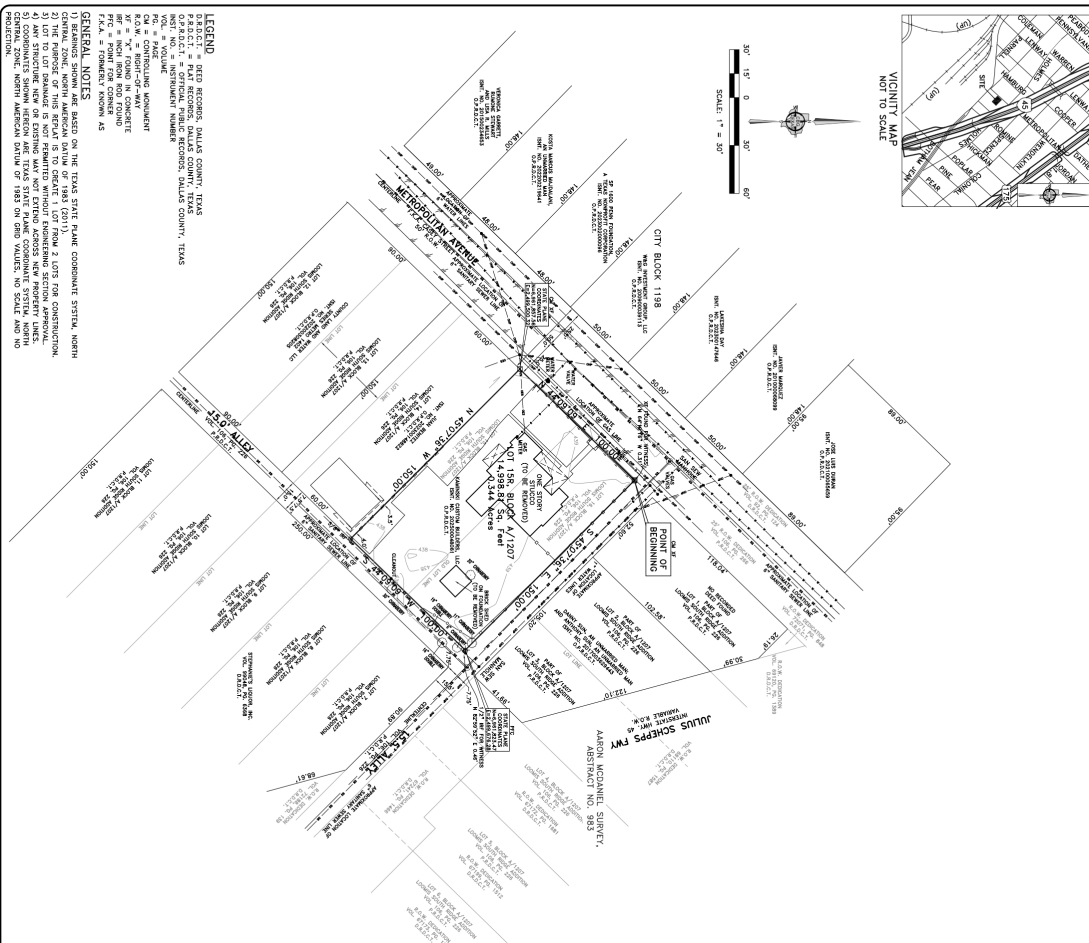
Dallas Water Utilities Conditions:

19. Engineer must furnish plans for water and sanitary sewer. Developer must furnish a contract for water and sanitary sewer. Sections 49-60(g)(1) and (2) and 49-62(b), (c), and (f).
20. Additional design information is required for assessment. Site plan must be submitted showing proposed development, building finished floor elevation, development, existing mains – including downstream manhole, and proposed water and wastewater service locations. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.
21. Wastewater main improvements is required by Private Development Contract. Submit water/wastewater engineering plans to 320 E. Jefferson Blvd., Room 200, Attention: Water and Wastewater Engineering.

Street Light/ Street Name/ GIS, Lot & Block Conditions:

22. Prior to final plat, compliance with City's street lighting standards including illumination standards, material, installation, and activation per Street Design Manual.
23. On the final plat, change "Metropolitan Avenue (FKA Casey Street)" to "Metropolitan Avenue (AKA Metropolitan Street FKA Casey Street)" Section 51A-8.403(a)(1)(A)(xii).
24. On the final plat, change "Julius Schepps Fwy Interstate Hwy 45" to " Julius Schepps Freeway/ Interstate Highway No.45". Section 51A-8.403(a)(1)(A)(xii).
25. On the final plat, identify the property as Lot 15A in City Block A/1207.



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